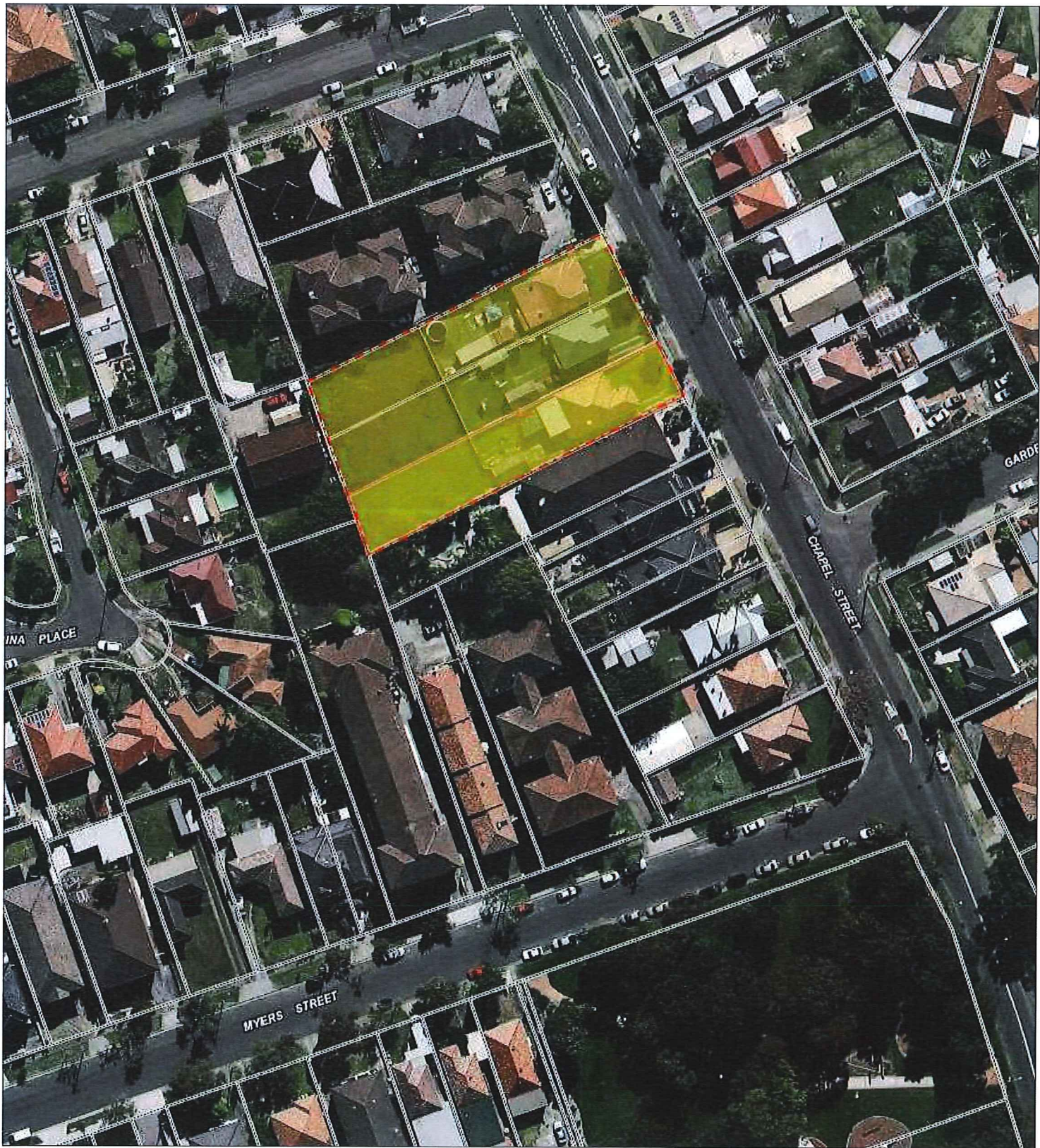




BASIX NOTES

1. WINDOWS: STANDARD CLEAR ALUMINIUM FRAMED, WITH SHADE SYSTEMS AS DESCRIBED ON ARCHITECTURAL PLANS.
2. EXTERNAL WALL: IN CONTACT WITH OUTSIDE AIR - DYNCEL OR EQUIVALENT 200MM CONCRETE WALL, WITH R1.0 INSULATION TO INSIDE FACE, BATTENS AND PLASTERBOARD. (SUGGEST STYRENE BOARD EITHER IN CONJUNCTION OR REPLACEMENT OF BATTENS FOR PLASTERBOARD LINING)
3. INTERTENANCY WALLS: NO ADDED INSULATION IS REQUIRED. MODELLED AS 200MM CONCRETE WALL.
4. EXTERNAL FLOOR: IN CONTACT WITH OUTSIDE AIR OR BASEMENT SPACE CONCRETE FLOOR WITH R1.0 INSULATION ADDED TO UNDERSIDE.
5. INTERTENANCY FLOORS: NO ADDED INSULATION IS REQUIRED.
6. CEILINGS: TO ROOF SPACE / OUTSIDE AIR R4.0 BATTS ADDED TO FRAMED CEILING. R1.0 INSULATION ADDED TO CONCRETE CEILING SLABS.
7. CEILINGS: INTERNAL AND INTERTENANCY NO ADDED INSULATION IS REQUIRED.
8. ROOF: FRAMED WITH ANTICON 75MM OR EQUIVALENT BUILDING BLANKET UNDER METAL DECK CLADDING.
9. ROOF: CONCRETE SLAB - NO ADDED INSULATION.
10. DOWNLIGHTS - THERMALLY INSULATED DOWNLIGHT COVERS USED THROUGHOUT.

LEGEND:

FGL 00.00	FINISHED GROUND LEVEL
FFL 00.00	FINISHED FLOOR LEVEL
SRL 00.00	SLAB REFERENCE LEVEL
F.	FIXED GLASS PANEL
FR.	FROSTED GLASS PANEL
F.M.P.	FIXED METAL PLATE
L.	LOVERS
	ACCESSIBLE APARTMENT
	FIRE STAIR SIGNAGE
GD	GRATED DRAIN
DP	DOWN PIPE

DRAWING LIST:

MAA-A-000	COVER SHEET
MAA-A-001	DEMOLITION WORKS
MAA-A-002	SITE ANALYSIS
MAA-A-003	SITE ANALYSIS
MAA-A-004	SITE ANALYSIS
MAA-A-005	SITE ANALYSIS
MAA-A-006	SKETCHUP 3D VIEWS
MAA-A-007	BASEMENT PLAN
MAA-A-008	GROUND FLOOR PLAN
MAA-A-009	FIRST FLOOR PLAN
MAA-A-010	SECOND FLOOR PLAN
MAA-A-011	SECTIONS
MAA-A-012	SECTIONS
MAA-A-013	SECTIONAL ELEVATIONS
MAA-A-014	SECTIONAL ELEVATIONS
MAA-A-015	ELEVATIONS
MAA-A-016	ELEVATIONS
MAA-A-017	ROOF PLAN - SHADOW DIAGRAM AT 9AM
MAA-A-018	ROOF PLAN - SHADOW DIAGRAM AT 12PM
MAA-A-019	ROOF PLAN - SHADOW DIAGRAM AT 3PM
MAA-A-020	PROPOSED SITE PLAN/ ROOF PALN



F	28/08/16	AMENDED DEV. APPLICATION ISSUED	CM	
E	-			
D	16/02/16	ISSUED FOR DEVELOPMENT APPLICATION	CM	
C	19/01/16	ISSUED FOR CONSULTANT INFORMATION	CM	
B	09/12/15	ISSUED FOR CONSULTANT INFORMATION	CM	
A	16/01/15	ISSUED FOR CONSULTANT INFORMATION	CM	
ISSUE	DATE	AMENDMENT	BY	ISSUE DATE AMENDMENT BY

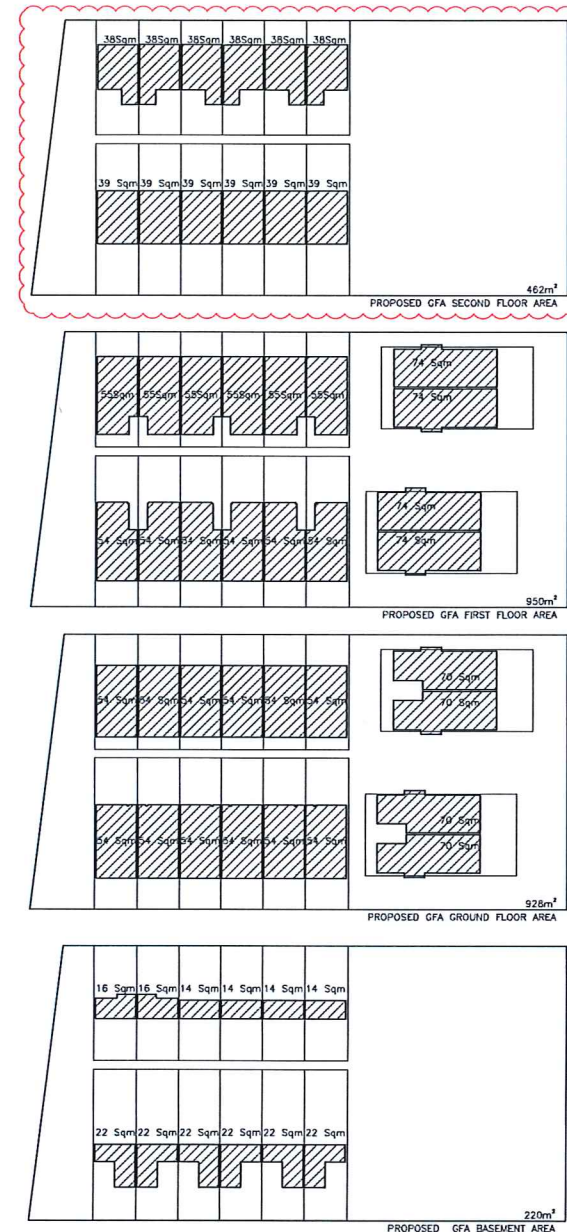
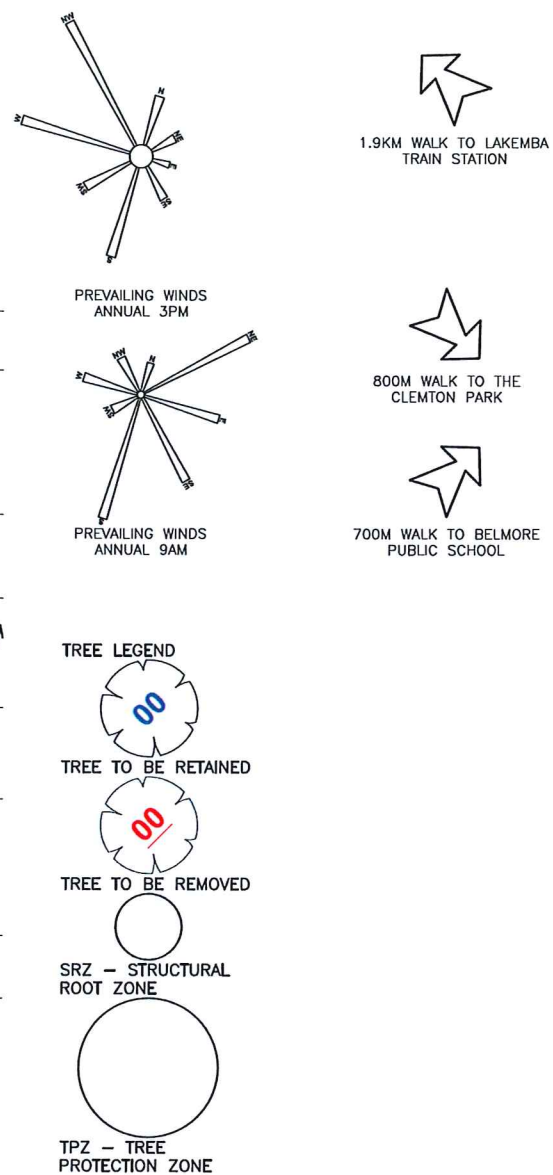
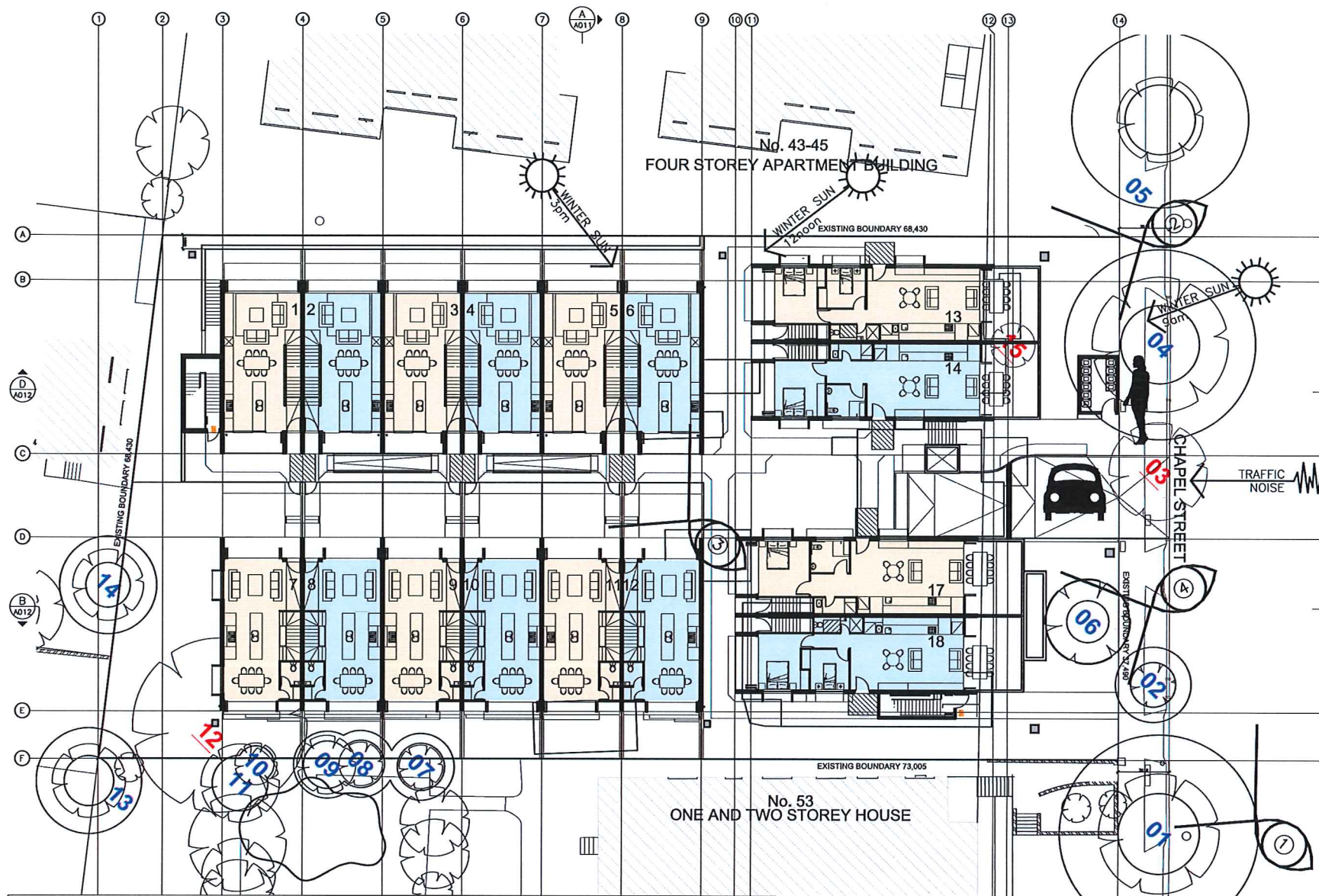
PROJECT
PROPOSED DEVELOPMENT
47-51 CHAPEL ST, ROSELANDS, NSW 2196

DRAWING TITLE
COVER SHEET

SCALE
1:100 @ A1
JOB No.
MAA1409
DRAWN BY
CMLP

PRELIMINARY ONLY
DRAWING No.
A000
REVISION
F

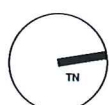
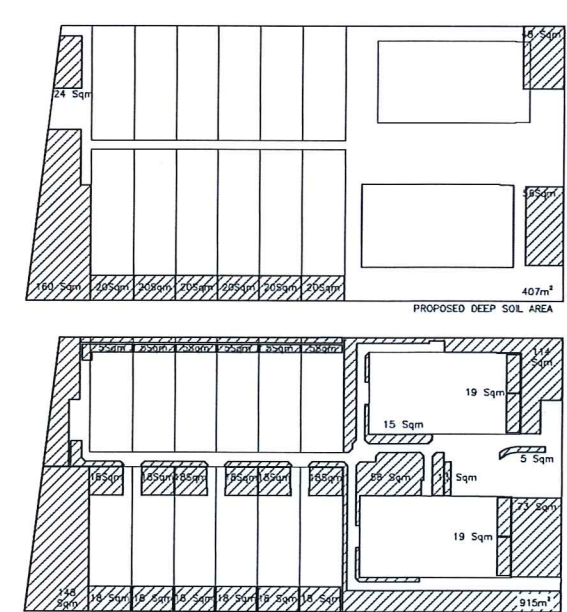




SITE DESCRIPTION		SITE AREA: 2650m²		
47-51 CHAPEL ST ROSELANDS				
STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009				
REQUIREMENTS	CONTROL		PROPOSED	COMPLIANT
ZONING	R3 Residential (MEDIUM Density)		RESIDENTIAL	YES
FSR	STANDARD FSR IN MEDIUM DENSITY ZONE= 0.5:1 + Up to 0.5:1 ADDITIONALLY WITH 50% OF DEVELOPMENT IS AFFORDABLE RENTAL HOUSING	0.5:1 + 0.5:1 = 1:1	0.96:1 WITH MORE THAN 47% OR 10 UNITS AFFORDABLE	YES
GFA	SITE AREA 2650 X 1.0 =	2650m²	1,952m² (TOWN H) 580m² (MIX)	YES
BUILDING HEIGHT	MAX HEIGHT	8.5m	8.6m	NO
SITE SIZE	MIN SIZE OF SITE	450m²	2650m²	YES
SOLAR ACCESS	MINIMUM 70% OF DWELLINGS RECEIVE 3HRS TO LIVING ROOMS AND PRIVATE OPEN SPACE 21 JUNE	14 of 20 UNITS	20 UNITS	YES
LANDSCAPED AREA	MINIMUM 30% OF SITE	795m²	915m² or 34%	YES
DEEP SOIL AREA	MINIMUM 15% OF SITE / 2/3RDS AT REAR (PREFERABLY)	397m²/265m²	407²/185m²	YES/NO
DISTANCE TO TRAIN	MAX DISTANCE TO BUS STOP	400m	100m (approx)	YES
CAR PARKING	1xBED DWELLING = 0.5 CAR SPACE X 2 = 1 2xBED DWELLING = 1 CAR SPACE X 6 = 6 3xBED DWELLING = 1.5 SPACES X 12 = 18	21 SPACES	40 SPACES (INCL. 1 VISITOR)	YES
DWELLING SIZE	1 x BED DWELLING = 50m² 2 x BED DWELLING = 70m² 3 x BED DWELLING = 95m² 2 x 1 BED DWELLING = 71m² 2 x 2 BED DWELLING = 71m² 4 x 2 BED DWELLING = 74m² 2 x 3 BED DWELLING = 159m² 4 x 3 BED DWELLING = 158m² 6 x 3 BED DWELLING = 167m²	REFER DRAWINGS	YES	



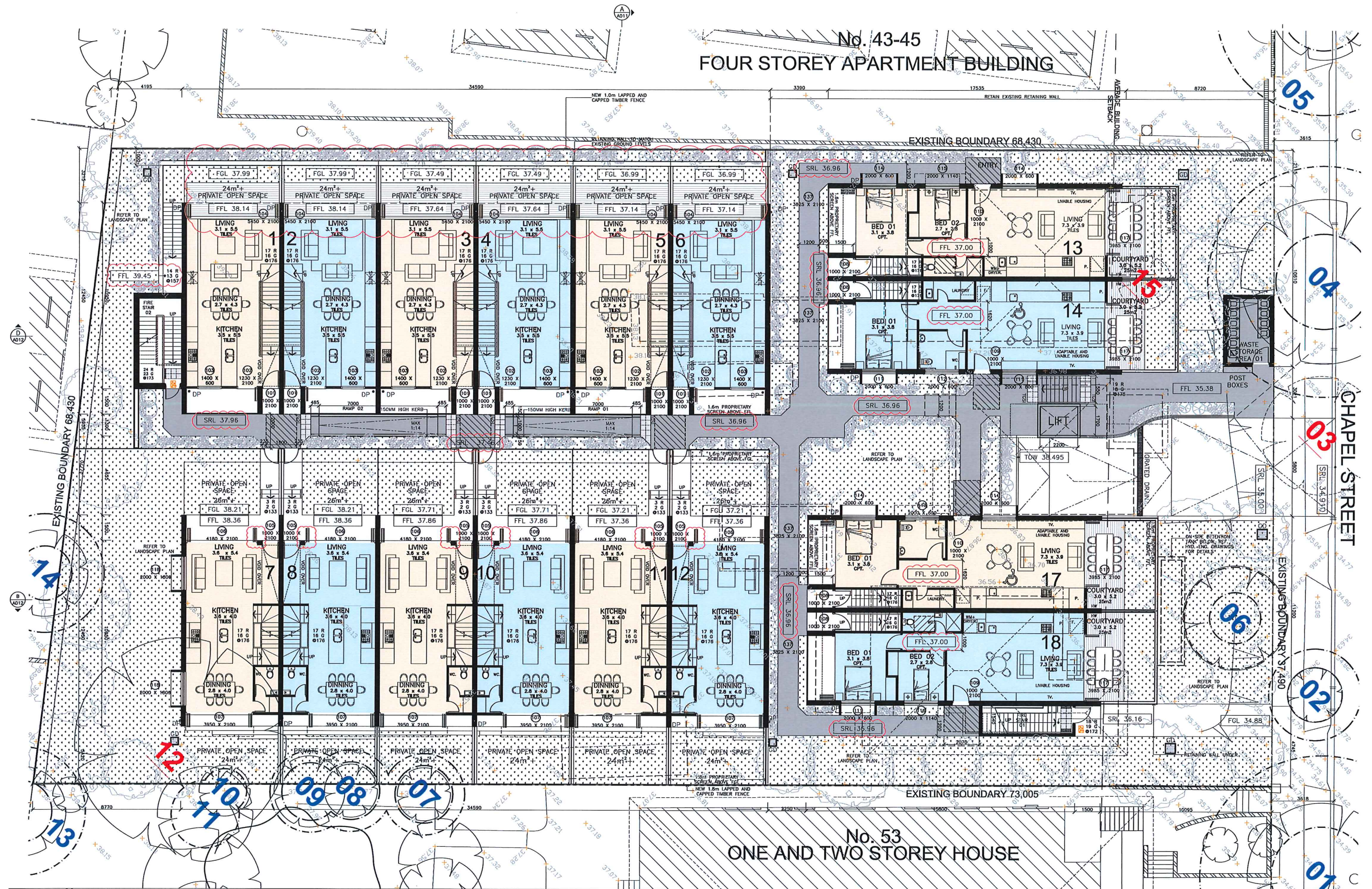
FINISHES SCHEDULE



F	26/09/16	ISSUED FOR DEVELOPMENT APPLICATION	CM	
E				
D	16/02/16	ISSUED FOR DEVELOPMENT APPLICATION	CM	
C	19/01/16	ISSUED FOR CONSULTANT INFORMATION	CM	
B	20/11/15	ISSUED FOR CONSULTANT INFORMATION	CM	
A	12/11/15	ISSUED FOR CONSULTANT INFORMATION	CM	
ISSUE	DATE	AMENDMENT	BY	ISSUE DATE AMENDMENT BY

No. 43-45 FOUR STOREY APARTMENT BUILDING

No. 53 ONE AND TWO STOREY HOUSE



**mc cul lum
ashby
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3. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
4. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
5. NOUNATED ARCHITECTS: CHRISTIAN MCCULLUM REG. 7462 & MURRAY ASHBY REG. 6095



F	28/08/16	AMENDED DEV. APPLICATION ISSUED	CM
E			
D	16/02/16	ISSUED FOR DEVELOPMENT APPLICATION	CM
C	19/01/16	ISSUED FOR CONSULTANT INFORMATION	CM
B			
A	16/01/15	ISSUED FOR CONSULTANT INFORMATION	CM
ISSUE	DATE	AMENDMENT	BY

PROJECT
PROPOSED DEVELOPMENT
47-51 CHAPEL ST, ROSELANDS, NSW 2196

DRAWING TITLE
GROUND FLOOR PLAN

SCALE
1:100 @ A1
JOB No.
MAA1409
DRAWN BY
CMLP

DRAWING No.
A008
REVISION
F

ma



F	28/08/16	AMENDED DEV. APPLICATION ISSUED	CM
E			
D	16/02/16	ISSUED FOR DEVELOPMENT APPLICATION	CM
C	19/01/16	ISSUED FOR CONSULTANT INFORMATION	CM
B			
A	16/01/15	ISSUED FOR CONSULTANT INFORMATION	CM
ISSUE	DATE	AMENDMENT	BY

PROJECT
PROPOSED DEVELOPMENT
47-51 CHAPEL ST, ROSELANDS, NSW 2196

DRAWING TITLE
FIRST FLOOR

PRELIMINARY ONLY
SCALE
1:100 @ A1
JOB No.
MAA1409
DRAWN BY
CM/PL
DRAWING No.
A009
REVISION
F



A
A011



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5. NOMINATED ARCHITECTS: CHRISTIAN MCCULLUM REG. 7453 & MURRAY ASHBY REG. 8058



F	25/08/16	AMENDED DEV. APPLICATION ISSUED	CM
E	-	-	-
D	16/02/16	ISSUED FOR DEVELOPMENT APPLICATION	CM
C	19/01/16	ISSUED FOR CONSULTANT INFORMATION	CM
B	-	-	-
A	16/01/15	ISSUED FOR CONSULTANT INFORMATION	CM
ISSUE	DATE	AMENDMENT	BY

PROJECT
PROPOSED DEVELOPMENT
47-51 CHAPEL ST, ROSELANDS, NSW 2196

DRAWING TITLE
SECOND FLOOR

PRELIMINARY ONLY
SCALE
1:100 @ A1
JOB No.
MAA1409
DRAWN BY
CM/PL

DRAWING No.
A010
REVISION
F

